007.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	866,700 / 866,700
					USE VALUE:	866,700 / 866,700
					ASSESSED:	866,700 / 866,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOANE JOAN S
Owner 2:	
Owner 3:	
Street 1:	42 LAKEHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHEA MARIANNE -
Owner 2:	-
Street 1:	42 LAKEHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,131 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2314 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4131.000	431,600		435,100	866,700
Total Card	0.095	431,600		435,100	866,700
Total Parcel	0.095	431,600		435,100	866,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.55 | /Parcel: 374.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 6610

GIS Ref

GIS Ref

Insp Date 02/20/18

!712!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	431,600	0	4,131.	435,100	866,700	866,700	Year End Roll	12/18/2019
2019	104	FV	333,200	0	4,131.	462,300	795,500	795,500	Year End Roll	1/3/2019
2018	104	FV	333,200	0	4,131.	337,200	670,400	670,400	Year End Roll	12/20/2017
2017	104	FV	311,700	0	4,131.	293,700	605,400	605,400	Year End Roll	1/3/2017
2016	104	FV	311,700	0	4,131.	250,200	561,900	561,900	Year End	1/4/2016
2015	104	FV	276,300	0	4,131.	244,800	521,100	521,100	Year End Roll	12/11/2014
2014	104	FV	276,300	0	4,131.	201,300	477,600	477,600	Year End Roll	12/16/2013
2013	104	FV	288,000	0	4,131.	191,500	479,500	479,500		12/13/2012

PRINT

Date	Time
12/10/20	16:26:41

LAST REV

Date	Time
03/05/18	08:33:24

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 712

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEA MARIANNE,	63307-213		2/26/2014	Convenience	1	No	No		
SHEA MARIANNE/T	54331-82		2/25/2010	Convenience	1	No	No		
SHEA MARIANNE	45402-484		6/16/2005	Family	1	No	No		
SHEA MARIANNE/T	38815-432		4/15/2003	Family	1	No	No		
SHEA MARIANNE	34607-507		1/18/2002	Family	1	No	No		
	9012-99		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2018	MEAS&NOTICE	BS	Barbara S
4/24/2009	Meas/Inspect	163	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
8/24/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6610
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4131		Sq. Ft.	Site		0	80.	1.32	1									435,143						435,100	

Total AC/HA: 0.09483 | Total SF/SM: 4131 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 435,143 | Spl Credit | Total: 435,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10375965
Const Adj.:	0.98980200
Adj $ / SQ:	185.726
Other Features:	92500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586380
Depreciation:	154804
Depreciated Total:	431576

COMMENTS

NO ATTIC SFL OIL/FFL GAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

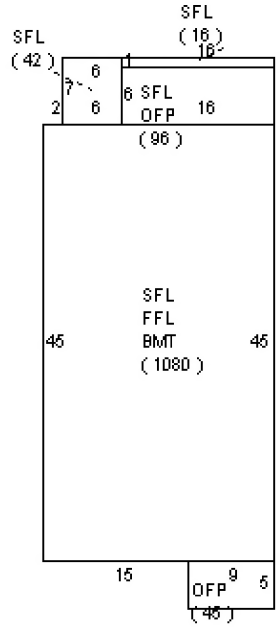
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,234	185.730	229,185
BMT	Basement	1,080	55.720	60,175
FFL	First Floor	1,080	185.730	200,584
OFP	Open Porch	141	27.910	3,936
	Net Sketched Area:	3,535	Total:	493,880
Size Ad	2314	Gross Are	3535	FinArea 2314

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.73
Special Features:	0	Val/Su Net:	122.09
Final Total:	431600	Val/Su SzAd	186.52

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: